

**TOWN OF ROCKY HILL
REDEVELOPMENT AGENCY
SPECIAL MEETING OF NOVEMBER 6, 2014**

1. CALL TO ORDER

Chairman Don Francis called the November 6, 2014 special meeting of the Redevelopment Agency to order at 7:13 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

Those in attendance: Tom Beaudoin, Robert Britt and Sean Hussey. Also present: Rich Vicino (Vicino Construction Services).

Those absent: James Ussery (Vice Chairman), Patrick Dawson, Ray Lawrence and Ray Carpentino (Economic Development Director).

Chairman Francis said he hadn't heard from Patrick Dawson. Chairman Francis did know that Vice Chairman Ussery is restricted to his house and Ray Lawrence wasn't notified about this meeting until 5:30 p.m. today and he had a previous commitment.

2. TOWN CENTER WEST REDEVELOPMENT PROJECT: UPDATE

Rich Vicino said his office is at 2360 Main Street, R.H. The Town Center West property was closed on, on August 29, 2014. The land started being cleared of trees within fifteen to twenty days after that. Over the last thirty days, topsoil has been stripped, trees have been stumped and detention basins, as well as important erosion control items, have been put in to protect runoff from this site.

The STC (State Traffic Commission) permit is not completed yet but it is being anticipated that the STC issues will be finalized over the next couple of weeks. After this is done, some work on the West Street entrance will be able to be done. A large culvert will be put in there and a lot of drainage and runoff issues will be taken care of. The original project was based on redevelopment, renovation and reclamation of the pond. The flow of water that goes into the existing wetlands there will be improved by a lot of the activities that are going on there now and during the next couple of months. There was one change that was made and this was brought to the Inland Wetlands Commission a couple of weeks ago by Jim Cassidy, the Engineer. The crossing for the sewer line is in a different location than had been originally proposed on the plan. This location had invaded into a portion of the upland review area so this had to go back to the Inland Wetlands Commission for additional approvals. This change now has improved another State structure that goes into the wetlands and this also shortened the run for the sewer line. The Inland Wetlands Commission approved this fairly quickly and Rich Vicino thinks that

is due to the fact that this is a benefit to the wetlands because they saw that better quality of water will be brought in from Cromwell Avenue. They are trying to maintain the cattail population and get rid of the invasive species population in the wetlands area. Bob Alvarado (Town Engineering Technician) will be brought in when it is appropriate in order for him to aggressively take out some of the invasive species. Rich Vicino thinks that they will see a much more improved situation with the wetlands probably by this time next year.

Rich Vicino said the scheme of this is to bring something that has a sense of lifestyle to Rocky Hill. When he had gone through the process, he had expressed how Towns are doing a mixed use of residential and retail (i.e. Blue Back Square and Evergreen Walk, etc.). He is looking for an upscale lifestyle center that will bring in some local players and some national players, which will be participating as retailers in Town Center West. There will be 60,000 square feet of straight retail, 20,000 square feet of office and a 6,500 square foot pad site for a restaurant. Fifty percent of the 60,000 square feet already has letters of intent or interest. These letters also have backup (i.e. if there is a PetSmart then there could be a backup of Petco). They will have to go through these letters to see what will be the best mix and the best product for Town Center West. He is confident that this will move fairly fast with regards to bringing the tenants online.

There will be a groundbreaking in order to enhance the moving forward of this project and also for some of these retailers' names to be listed out. When letters of intent or interest are signed, those retailers aren't to be disclosed as to who they are and they don't want anyone to know who they are until they have signed on the bottom line of the lease and the ingredients in the lease have been agreed upon, which Rich Vicino said will be done between himself, the broker and the actual tenant.

Internal zoning with regards to signage will be done on Town Center West's site. There have been some situations with big national players where they have been turned down already because they aren't the mix for Town Center West. In the long run, they want to make sure that the final product being built there will meet the concept that they have been talking about. This final product will be a lifestyle center which will provide an upscale lifestyle of a mix of use of shops that are needed in Rocky Hill.

Chairman Francis asked Rich Vicino if he could tell them the name of the restaurants. Rich Vicino said he couldn't now and he mentioned again how he will be allowed to release the list of tenants coming to Town Center West during the groundbreaking, which will be important to Town Center West and it will be great for Rocky Hill. Robert Britt asked when the groundbreaking is being anticipated for. Rich Vicino said it usually takes thirty to one hundred and twenty days to get the final signoff once they get a letter of intent or interest. Two or three of the ones they have been talking to have already started this process with the broker though so hopefully this will be sixty to ninety days instead. They will then have the groundbreaking. Chairman Francis asked Rich Vicino if he is looking at February 2015 or March 2015. Rich Vicino said they are probably looking at March 2015 when foundations will be going in. They will be under some tight schedules because they will have to deliver by certain dates according to some of the things he has seen in the letters of intent or interest. There might be some adjustment for some of these players for a couple of things they might want where they will have to go back to the Planning and Zoning Commission (i.e. adding parking spaces or taking parking

spaces out, etc.). He doesn't think that this will be a complicated process though but it will be a simple one when they bring this back to that Commission for their approval.

Chairman Francis asked Rich Vicino when he is planning on moving forward with the Elm Ridge Park parking lots (as part of the contract for Town Center West). Rich Vicino said he needs to meet with Jim Sollmi (Director of Public Works) and with the Parks and Recreation Department in order to resolve the drainage issues first. Drainage will probably have to be put in that goes to the catch basin that is closer to the ball field because that one seems to be functioning and they don't know if the other one there is. There is one catch basin in the upper parking lot so the drainage will have to go there. He explained what drainage means. This will have to be done prior to the reclamation and repaving of the parking lots. Robert Britt asked if this looks like it will be a springtime project. Rich Vicino said that Clarence Welti Associates have been involved with this. The reclaiming of the pavement and then the repaving of the parking lots can be done as soon as they can get the drainage pipes in, as well as check to see that the water is gone. Clarence Welti Associates have said that this time of the year, as well as the spring, are probably the worst times of the year for this because those are the highest water times. Rich Vicino said a lot of water is being trapped so there must be clay below the parking lots. Clarence Welti Associates have recommended that they go two feet down and have drainage pipes put in every thirty feet. It is also being recommended that they put stone in to leach all of the water away from the sub-base material over to a drainage structure. This should resolve the whole issue. The underlying condition of no drainage is probably one of the reasons that the parking lots are probably in such bad shape. This will be a 2015 undertaking. Rich Vicino said the drainage isn't something that they had anticipated. They had anticipated doing reclamation and paving. He thinks the recommendation of Clarence Welti Associates is a good one.

Rich Vicino said he is usually on the Town Center West site a lot so he told the members of this Agency that they can stop there to visit and take a walk. The stonedust walking path has started to be put in near the wetlands.

Chairman Francis said he had driven by this site a week ago on Sunday morning and a guy was there on a bulldozer. Rich Vicino said they had to add stone on an emergency basis to their tracking pad because it had rained so bad the Saturday before that. Every time they get a rainstorm, they have to check all of the soil erosion, etc. and they have to report to DEEP (Department of Energy and Environmental Protection).

Chairman Francis thanked Rich Vicino and told him to keep up the good work. Chairman Francis asked if there are going to be one, two or three restaurants at Town Center West. Rich Vicino said they have three restaurants now vying for the one location. Robert Britt asked if there will be one restaurant on site. Rich Vicino said there will be one main one at Building #100. There will probably be one more or even three but they will never be competitive. He thinks three will be the limit.

3. CORRESPONDENCE

Tom Beaudoin made a motion to approve the Minutes and Working Notes of the June 17, 2014 meeting of the Redevelopment Agency. The motion was seconded by Robert Britt and adopted unanimously by those present.

4. ADJOURN

Tom Beaudoin made a motion to adjourn the meeting at 7:32 p.m. The motion was seconded by Robert Britt and adopted unanimously by those present.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary